

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the second day of July 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
Jeffrey H. Simme, Building & Zoning Inspector  
Richard J. Sherwood, Town Attorney  
Mary Nowak, Recording Secretary

Meeting #13  
July 2, 2003

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak  
Richard D. Zarbo

Town Engineer: Robert Labenski

Town Attorney: Richard J. Sherwood

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 2, 2003. Please review if for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:35 PM. Motion was made by Rebecca Anderson to approve the Planning Board Minutes from the June 18, 2003; seconded by Melvin Szymanski and unanimously carried.

**COMMUNICATIONS:**

**ACTION ITEMS -**

REVISED SITE PLAN REVIEW/MEADOWOOD APARTMENTS, 4845 TRANSIT ROAD. PROPOSED EXPANSION OF 84 APARTMENTS, TOTAL ACREAGE IS 9.7 ACRES - PROJECT NO. 0321. CONTACT PERSON: BRETT FITZPATRICK

Brett Fitzpatrick, Meadowood Apartments, Neil Kochus, William Schutt Associates, and William Schneider, Schneider Architects presented to the Planning Board the revised site plan for the proposed 84-apartment expansion on 9.7 acres behind the existing apartment complex. The expansion would also include 84 garage units, a pool, and a clubhouse. Mr. Schneider told the Planning Board that he had discussed the revised site plan with Crew Chief Terrence McCracken and Councilmember Donna Stempniak. The revised plan shows: the garage driveways have been extended by 6'; sections of the pavement have been increased to heavy duty asphalt; landscaping behind the garages will be a type of fir tree on 15' centers to increase density; and additional landscaping to shield the houses on Michael Anthony Drive from street lighting. Chair Keysa questioned whether to increase the length of the driveways to 8' or 10', but after polling the Planning Board it was decided that 6' would be acceptable.

#### DETERMINATION

Based on the information presented to the Planning Board, Michael Myszka made a motion to recommend approval of the revised site plan to the Town Board. Motion seconded by Lawrence Korzeniewski and unanimously carried.

SITE PLAN REVIEW/WENDY'S RESTAURANT, TRANSIT ROAD & WILLIAM STREET. PROPOSED 3,593 SQ. FT. ONE-STORY WOOD FRAME BUILDING, PROJECT NO. 2304. CONTACT PERSON: GREGORY BARKSTROM

Gregory Barkstrom, Wendy's Restaurants, and William Szawranskyj, Genesee Engineering, presented to the Planning Board the site plan for the proposed 3,593 sq. ft. restaurant with a drive-thru. Mr. Szawranskyj told the Planning Board that this project will be on the front parcel between the existing Applebee's Restaurant and the Sunoco Gas Station that is currently under construction. Mr. Barkstrom stated that the restaurant will be the standard Wendy's footprint, which is a one-story, wood frame building with a flat roof. The color of the brick facing has not been determined at this time.

#### DETERMINATION

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the site plan to the Town Board. Motion seconded by Melvin Szymanski and unanimously approved.

SITE PLAN REVIEW/18-HOLE MINIATURE GOLF FACILITY, 6152 BROADWAY, LANCASTER, NY.

ADDITION TO PROJECT NO.6131(FRUIT STAND). CONTACT PERSON: VALERIE JUREK.

At the request of the petitioner, this project has been removed from this evening's agenda.

INFORMAL PRESENTATION - REGARDING REZONE OF 4839 TRANSIT ROAD, LANCASTER.

CONTACT PERSON: RONALD GRIMM AND THOMAS KELLER, 4624 GOODRICH ROAD, CLARENCE, NY

Mr. Thomas Keller presented to the Planning Board an informal plan regarding a rezone of portions of the parcels of land at 4827 & 4839 Transit Road. These parcels are immediately south of the Meadowbrook Apartments and north of Circolo Sportivo Italia. The front portions of these parcels are currently zoned GB. Mr. Keller told the Planning Board that he has a business tenant for this property that would need the GB zoning extended another 350' back to accommodate an 88,000 sq. ft. building with 540 parking spaces. Mr. Keller stated that there are no plans for the remaining 1,600 ft. deep parcel at the rear of the properties, so they would remain zoned R-1. This project with a detention pond would occupy 12 acres of the total 29-acre site. The proposed plan showed only one entrance with the two front outparcels occupied by the current owners. Mr. Keller told the Planning Board that he was not at liberty to state who the tenant would be. As this was an informal presentation, no action was taken.

At 8:50 PM Michael Myszka made a motion to adjourn the meeting. Motion was seconded by Rebecca Anderson and unanimously carried.



